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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT
FOR THE YEAR 1951.

BOSTON, March 12, 1952.

HON. JOHN B. HYNES,
Mayor of the City of Boston.

SIR:

In accordance with the provisions of section 115, chapter 479 of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1951.

HARRY J. KEEFE,
Building Commissioner.

Statement of Building Operations in the City of Boston for the Year Ending December 31, 1951.

	1951.		1950.		1949.		1948.		1947.	
	Num- ber.	Cost.	Num- ber.	Cost.	Num- ber.	Cost.	Num- ber.	Cost.	Num- ber.	Cost.
Type I.....	139	\$22,655,390	60	\$19,825,125	82	\$20,816,810	44	\$18,113,471	45	\$8,584,805
Type II.....	6	2,014,500	8	728,400	10	632,200	9	1,624,111	16	5,489,000
Type III.....	—	—	—	—	1	200,000	3	657,500	—	—
Type IV.....	140	3,494,705	156	3,713,125	132	2,602,965	133	7,967,865	124	1,647,805
Type V.....	48	181,700	60	237,545	68	268,470	88	288,725	120	414,222
Type VI.....	508	9,688,061	376	7,877,785	391	3,810,249	360	3,144,920	611	7,769,400
Total new construction.....	841	\$48,034,356	660	\$32,381,980	684	\$28,330,694	637	\$31,796,592	916	\$23,905,232
Alterations, repairs, etc.....	5,989	12,050,410	5,908	12,324,942	6,241	10,534,807	6,962	14,701,174	8,041	11,125,024
Total structural construction.....	6,830	\$60,084,766	6,568	\$44,906,922	6,295	\$38,865,501	7,599	\$46,497,766	8,957	\$35,030,256
Plumbing.....	2,709	\$4,142,115	3,032	\$3,932,903	3,030	\$3,228,693	3,243	\$3,373,090	3,577	\$2,568,569
Gas fitting.....	4,920	688,485	5,863	728,400	5,934	1,271,905	6,281	731,500	6,250	780,454
Heaters, ovens, engines, etc.....	385	642,848	327	497,001	335	884,199	410	475,427	499	385,393
Elevators, new freight.....	28	225,663	69	219,412	50	231,758	74	363,745	71	266,460
Elevators, new passenger.....	45	876,135	66	1,677,656	54	863,395	51	762,511	90	2,665,310
Elevators, alterations, freight.....	163	80,887	169	59,677	179	66,497	171	92,101	248	114,227
Elevators, alterations, passenger.....	305	368,440	310	130,241	298	118,965	312	160,368	392	369,226
Signs, projections, etc.....	497	195,420	489	243,639	385	193,038	385	194,632	536	177,096
Fire escapes, etc.....	569	132,558	391	105,515	669	148,117	672	179,327	523	178,897
Take-downs, wood.....	220	75,526	199	94,154	143	50,948	144	45,290	137	45,871
Take-downs, brick, etc.....	176	194,620	120	122,629	58	63,007	69	77,828	113	120,541
Sprinklers.....	105	450,053	115	344,879	115	376,832	139	493,018	181	450,102
Excavations.....	26	25,840	43	148,310	23	18,000	25	41,432	14	13,551
Use of premises.....	61	—	48	—	47	—	76	—	65	—
Totals.....	10,209	\$8,098,620	11,241	\$8,973,954	11,320	\$7,515,354	12,032	\$6,988,269	12,700	\$8,135,696
Grand total all work.....	17,039	68,183,386	17,809	\$53,880,876	18,245	\$46,380,855	19,651	\$53,486,035	21,657	\$43,165,592
Department revenue.....	.....	\$22,236 00	.....	\$89,345 00	.....	\$73,528 50	.....	\$83,854 25	.....	\$82,328 00

NUMBER OF DOCUMENTS AND FEES RECEIVED BY
THE BUILDING DEPARTMENT—JANUARY 1 TO
DECEMBER 31, 1951

	Number	Fees paid
New construction	863	\$18,087 00
Alterations	7,430	23,942 00
Elevator, annual tests—minor alterations	2,001	6,606 00
Amendments	209	722 00
Sprinklers	110	810 00
Night elevator tests	30	472 00
Special foundation	35	145 00
Board of Appeal	221	2,905 00
Boilers, etc.	389	225 00
Plumbing, old	2,309	3,328 00
Plumbing, new	287	2,105 50
Plumbing, no fee	78	—
Gas fitting, old	4,794	4,003 50
Gas fitting, new	89	126 00
Gas fitting, no fee	52	—
Building law books	556	1,390 00
Petit law books	—	267 00
Elevator licenses, new	1,915	1,915 00
Elevator licenses, renewal	4,820	2,410 00
Elevator licenses, out of town	—	—
Elevator licenses, new, no fee	26	—
Elevator licenses, renewal, no fee	166	—
Elevator licenses, duplicates	67	33 50
Master gas fitter, new	22	54 00
Master gas fitter, renewal	692	1,384 00
Journeyman gas fitter, new	59	29 50
Journeyman gas fitter, renewal	856	428 00
Permission to inspect plans in vault	200	561 00
Certified copies of documents	80	297 00
	<u>28,356</u>	<u>\$72,236 00</u>

SUMMARY OF EXAMINATIONS AND REPORTS, 1951

New buildings	4,374
Alterations	18,859
Existing buildings	162
Boilers, engines, etc	50
Plumbing, new	1,325
Plumbing, alterations	8,626
Plumbing, tests	540
Gas fitting, new	1,046
Gas fitting, alterations	11,199
Gas fitting, tests	4,846
Egress	40,327
Elevators	9,474

Sprinklers	2,872
Standpipes	363
Tests of both	1,904
Zoning	2,762
Plans	1,923
Special form applications	5,905
Fires	816
Gas accidents:	
Fatal	14
Nonfatal	133
Elevator accidents:	
Fatal	8
Nonfatal	29
Building accidents — special reports	4
Complaints made	681
Finals	1,317
Communications acted on	2,643
Special detail — Civil Defense Inspections	375
Complaints referred to Law Department for action	125

FINANCIAL REPORT, 1951 — EXPENDITURES

1. PERSONAL SERVICE:

100. Permanent employees	\$369,735 30
110. Temporary employees	—
120. Overtime	1,871 00

2. CONTRACTUAL SERVICES:

230. Professional and technical services	277 32
270. Repairs and servicing of equipment	210 54
282. Travel expenses — inside the state	6,131 29
297. Printing and binding	280 10
299. Other contractual services	14,462 13

3. SUPPLIES AND MATERIALS:

300. Automotive supplies and materials	184 18
360. Office supplies and materials	6,770 41
393. General operating supplies and materials	10 04
395. Tools and instruments	15 00
399. Other supplies and materials	45 04

4. CURRENT CHARGES AND OBLIGATIONS:

401. Dues and subscriptions	37 50
430. Bond and insurance premiums	30 00
440. Licenses	3 00

5. EQUIPMENT:

500. Automotive equipment	1,645 08
560. Office furniture and equipment	1,113 50
593. Library — books	254 71

Grand total \$403,076 13

Appropriation \$406,713 62

Department income \$72,236 00

Unsafe buildings razed by city 8

Unsafe buildings shored by city or otherwise
secured against trespass 24

Total expenditures for shoring, securing, and
razing \$14,462 13

CLASSIFICATION OF DEPARTMENT PERSONNEL

1 building commissioner	\$9,000
1 deputy building commissioner	5,600
1 clerk of department	4,500
1 chief, Application Desk	\$3,700-4,500
1 chief, Egress Division	3,700-4,500
1 chief, Elevator Division	3,700-4,500
1 chief, Zoning Division	3,700-4,500
4 construction engineer	3,700-4,500
1 fire protection engineer	3,700-4,500
3 supervisor of construction	3,700-4,500
1 supervisor of gas fitting	3,700-4,500
1 supervisor of plumbing	3,700-4,500
1 assistant chief inspector	4,200
1 assistant chief inspector	3,800
1 architectural draughtsman	3,700
21 building inspector	3,000-3,700
44 inspector	2,700-3,700
1 clerk and cashier	3,100-3,600
1 assistant chief clerk	3,100-3,600
1 clerk	3,300
1 clerk and stenographer	3,200
1 clerk	3,100
1 clerk-typist	3,100
1 chauffeur	3,000
14 clerk-typist-stenographer	1,700-2,800
1 constable	2,600

GENERAL STATISTICS, 1951

On January 1, 1951, there were (estimated) in the City of Boston:

46049 Brick and other fire-resistive buildings	46,049	
Erected during the year	333	
	<hr/>	46,382
Taken down during year	176	
Totally destroyed by fire	0	
	<hr/>	176
Existing January 1, 1952		46,206
Wood buildings	93,923	
Erected during year	508	
	<hr/>	94,431
Taken down during year	220	
Totally destroyed by fire	0	
	<hr/>	220
Existing January 1, 1952		94,211
Total number (estimated) of buildings in Boston on January 1, 1952		<hr/> 140,417

BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117 of chapter 479, Acts of 1938, as amended, in its functioning, may vary the provisions of the Act referred to in specific cases which appear to them not to have been contemplated by this Act although covered by it, or in cases where manifest injustice is done, provided that the decision of the Board in such a case shall have the assent of four members under Building Law and shall be unanimous under Zoning Law and shall not conflict with the spirit of any provision of the Act.

The following is a statistical summary of the work of this department for the year 1951.

In *re* Building Law — chapter 479, Acts of 1938, as amended:

Appeals received	114
Appeals withdrawn	1
Appeals pending	5
Appeals sustained	45
Appeals sustained with proviso	46
Appeals dismissed	17

In *re* Zoning Law — chapter 488, Acts of 1924, as amended:

Appeals received	166
Appeals withdrawn	9
Appeals pending	10
Appeals sustained	54
Appeals sustained with proviso	53
Appeals dismissed	40

BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and re-established under legislative act in 1938. It acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and consist of an architect or engineer, a contractor or mechanic, and a lawyer.

The following list is that of applications acted upon in 1951:

	Approved	Rejected
New licenses and reissues	510	172
Renewals	2,048	0
	<hr/>	<hr/>
	2,558	172

Fees collected amounted to \$6,646.





